

ACCESSORY BUILDINGS, USES, AND STRUCTURES

Barrington Zoning Ordinance
Chapter 4; Part 1; Section 4.4

4.4 ACCESSORY BUILDINGS, USES, AND STRUCTURES

A. General Provisions

1. Authorization. All accessory buildings, uses and structures shall conform to the applicable requirements of this Ordinance. The provisions set forth below establish additional requirements and restrictions for particular accessory buildings, uses and structures. Except as otherwise provided in this Chapter, no accessory building, use or structure shall be approved, established or constructed before the principal use or structure is approved, established or constructed. In addition, an accessory building, use or structure shall be under the same ownership or control as the principal building use or structure, and shall be, except as expressly authorized by the provisions of this Ordinance, located on the same lot as the principal building, use or structure.
2. Area Limitations.
 - a. Accessory Buildings. Accessory buildings shall be counted toward the total permitted lot coverage, per the zoning district regulations. The total area of all accessory buildings located on a single property shall not exceed ten percent (10%) of the total lot area. However, in no case shall the maximum lot coverage requirement for the zoning district be exceeded.
 - b. Accessory Uses and Structures. Accessory uses and structures shall comprise not more than thirty-five percent (35%) of the rear yard of a lot in a Residential District.
3. Height Limitation. Except where specifically authorized elsewhere in this Ordinance, the height of accessory buildings shall conform to the following:
 - a. Residential Districts and the B-R Mixed Business Residential Districts. The height of accessory buildings shall not exceed fourteen (14) feet.
 - b. In all other districts, the height of accessory buildings or structures shall not exceed the maximum permitted height of principal buildings in the zoning district.
4. Setbacks for Accessory Buildings
 - a. No accessory buildings, except as otherwise provided in Section 4.2 (Allowable Obstructions) or elsewhere in this Ordinance, shall be located in a required front yard, corner side yard, nor between the front of the principal building and front lot line.

- b. Accessory buildings shall also be required to meet the required minimum interior side yard setback, except that accessory buildings located in the rear yard may be located within three (3) feet of the interior side lot line and within five (5) feet of the rear lot line. Accessory buildings located in the rear yard of a corner lot shall be required to meet the corner side yard requirement.
- 5. Proximity to Other Buildings. No accessory building shall be located within five (5) feet of the nearest wall of any adjacent building.
- 6. Occupancy Limitation. No accessory building shall contain living quarters except as may be herein provided.
- 7. Garage Limitation. Only one (1) garage shall be permitted on any lot used for a single- family dwelling.
- 8. Refuse Containers.
 - a. Location. In every zoning district other than single family residential districts, refuse containers shall be located only in the rear of the building. No refuse containers shall be located between a building and a corner side lot line.
 - b. Screening. All refuse containers shall be fully enclosed by walls not less than the height of the containers, and provided with gates to contain trash. The materials used for the walls shall complement the architecture of the building, and shall be constructed of wood, brick, or stone.
 - c. Shared dumpsters with adjacent properties are encouraged